

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

NOVEMBER 2010



Building a Better Community with You

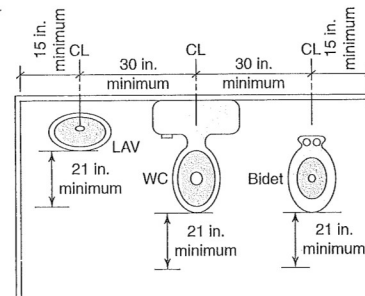
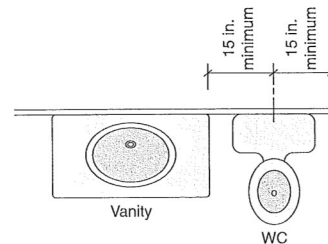
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THE BUILDER'S TOOL BOX: INSTALLATION OF BATHROOM FIXTURES

The 2009 International Residential Code now provides clear direction on the spacing of water closets and lavatories. Previously, lavatory spacing was not included, and the measurement between the water closet was subjective. Now all adjacent fixtures require minimum 30-inch spacing measured centerline to centerline. Vanities have been added to the list of objects requiring a clearance of not less than 15 inches measured from the centerline of an adjacent fixture. Vanities are not fixtures, and this change clarifies that the centerline-to-centerline measurement of adjacent fixtures applies to wall hung or pedestal lavatories, not sinks set in or on vanity cabinets. Contact the City of College Station Building Department at 979.764.3570 with any questions.

Chris Haver, C.B.O.
Building Official



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TRACKING THE NUMBERS

New Single-Family Homes:

| | |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↓ 6% | ↓ 7% |

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, November 2009, and decreased when compared with two years ago, November 2008.

New Commercial:

| | |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↑ 53% | ↓ 27% |

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, November 2009, and a decrease compared with two years ago, November 2008.

Total Permits:

| | |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↑ 2% | ↓ 15% |

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, November 2009, and experienced a decrease when compared with two years ago, November 2008.



BUILDING PERMIT TOTALS:

| Month of November 2010 | | | | | | Month of November 2009 | | |
|-------------------------------------|-----------|------------|----------------|----------------|---------------------|------------------------|-----------|---------------------|
| Type of Permit | Permit | Unit | Total Sq. Ft. | Heat Sq. Ft. | Amount | Permit | Unit | Amount |
| Single Family Home | 48 | 48 | 99,558 | 79,547 | \$5,426,926 | 33 | 33 | \$4,731,974 |
| Duplex | 0 | 0 | 0 | 0 | \$0 | 0 | 0 | \$0 |
| Tri-plex/Four-plex | 0 | 0 | 0 | 0 | \$0 | 0 | 0 | \$0 |
| Apartment | 6 | 95 | 125,508 | 124,856 | \$9,260,068 | 0 | N/A | \$0 |
| Residential Addition | 1 | N/A | 120 | 120 | \$33,500 | 8 | N/A | \$140,900 |
| Residential Remodel | 11 | N/A | 5,528 | 5,527 | \$302,349 | 12 | N/A | \$93,850 |
| Residential Garage/Carport Addition | 5 | N/A | N/A | N/A | \$81,900 | 1 | N/A | \$38,000 |
| Residential Demolition | 1 | N/A | N/A | N/A | \$500 | 2 | N/A | \$5,500 |
| Residential Slab Only-SF | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Residential Slab Only-DP | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Residential Slab Only-3&4 | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Residential Slab Only-Apt. | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Hotel / Motel / Inn | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| New Commercial | 4 | N/A | 6,900 | 6,900 | \$352,900 | 3 | N/A | \$6,010,000 |
| Commercial Remodel | 5 | N/A | N/A | N/A | \$396,000 | 3 | N/A | \$40,000 |
| Commercial Addition/Retaining Wall | 0 | N/A | N/A | N/A | \$0 | 1 | N/A | \$5,000 |
| Commercial Demolition | 1 | N/A | N/A | N/A | \$3,000 | 1 | N/A | \$2,000 |
| Commercial Slab Only | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Swimming Pool | 4 | N/A | N/A | N/A | \$123,500 | 6 | N/A | \$249,888 |
| Sign | 5 | N/A | N/A | N/A | N/A | 17 | N/A | N/A |
| Moving & Location | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Storage / Accessory | 1 | N/A | N/A | N/A | \$3,000 | 1 | N/A | \$24,161 |
| Roofing | 6 | N/A | N/A | N/A | \$23,500 | 17 | N/A | \$210,500 |
| TOTALS | 98 | 143 | 237,614 | 216,950 | \$16,007,143 | 105 | 33 | \$11,551,773 |

| January 1, 2010 - November 30, 2010 | | | | | | January 1, 2009 - November 30, 2009 | | |
|-------------------------------------|-------------|------------|------------------|------------------|----------------------|-------------------------------------|------------|----------------------|
| Type of Permit | Permit | Unit | Total Sq. Ft. | Heat Sq. Ft. | Amount | Permit | Unit | Amount |
| Single Family Home | 446 | 446 | 1,098,150 | 858,641 | \$60,296,857 | 477 | 477 | \$66,847,414 |
| Duplex | 1 | 2 | 2,300 | 2,080 | \$137,280 | 0 | 0 | \$0 |
| Tri-plex/Four-plex | 0 | 0 | 0 | 0 | \$0 | 0 | 0 | \$0 |
| Apartment | 20 | 200 | 296,633 | 295,645 | \$21,025,880 | 1 | 21 | \$1,800,000 |
| Residential Addition | 55 | N/A | 22,952 | 16,033 | \$1,593,984 | 66 | N/A | \$2,290,764 |
| Residential Remodel | 108 | N/A | 25,583 | 22,326 | \$2,187,130 | 80 | N/A | \$1,443,571 |
| Residential Garage/Carport Addition | 9 | N/A | N/A | N/A | \$141,400 | 7 | N/A | \$115,710 |
| Residential Demolition | 13 | N/A | N/A | N/A | \$45,700 | 21 | N/A | \$50,850 |
| Residential Slab Only-SF | 5 | N/A | N/A | N/A | \$32,940 | 3 | N/A | \$18,700 |
| Residential Slab Only-DP | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Residential Slab Only-3&4 | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Residential Slab Only-Apt. | 22 | N/A | N/A | N/A | \$2,310,940 | 0 | N/A | \$0 |
| Hotel / Motel / Inn | 1 | N/A | N/A | N/A | \$100,000 | 2 | N/A | \$6,000,000 |
| New Commercial | 58 | N/A | 297,308 | 292,807 | \$149,705,710 | 38 | N/A | \$26,748,848 |
| Commercial Remodel | 54 | N/A | N/A | N/A | \$6,694,409 | 87 | N/A | \$20,986,409 |
| Commercial Addition/Retaining Wall | 19 | N/A | N/A | N/A | \$1,959,741 | 14 | N/A | \$5,165,715 |
| Commercial Demolition | 10 | N/A | N/A | N/A | \$184,700 | 9 | N/A | \$231,636 |
| Commercial Slab Only | 3 | N/A | N/A | N/A | \$199,900 | 2 | N/A | \$531,901 |
| Swimming Pool | 48 | N/A | N/A | N/A | \$1,794,074 | 49 | N/A | \$1,993,020 |
| Sign | 106 | N/A | N/A | N/A | N/A | 106 | N/A | N/A |
| Moving & Location | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Storage / Accessory | 29 | N/A | N/A | N/A | \$96,400 | 30 | N/A | \$285,849 |
| Roofing | 92 | N/A | N/A | N/A | \$512,557 | 85 | N/A | \$578,583 |
| TOTALS | 1099 | 648 | 1,742,926 | 1,487,532 | \$249,019,602 | 1077 | 498 | \$135,088,970 |

BUILDING INSPECTIONS:

| MONTH | BUILDING | PLUMBING | ELECTRIC | MECHANICAL | LAWN | SIGN | POOL | TOTAL |
|--------------|-------------|-------------|-------------|-------------|------------|------------|------------|--------------|
| JANUARY | 277 | 233 | 192 | 112 | 18 | 13 | 6 | 851 |
| FEBRUARY | 291 | 214 | 194 | 131 | 3 | 10 | 12 | 855 |
| MARCH | 365 | 290 | 289 | 150 | 5 | 12 | 13 | 1124 |
| APRIL | 364 | 294 | 201 | 185 | 22 | 9 | 19 | 1094 |
| MAY | 384 | 316 | 235 | 216 | 56 | 3 | 14 | 1224 |
| JUNE | 440 | 333 | 236 | 254 | 6 | 11 | 10 | 1290 |
| JULY | 414 | 329 | 261 | 208 | 52 | 6 | 15 | 1285 |
| AUGUST | 369 | 283 | 212 | 250 | 53 | 12 | 7 | 1186 |
| SEPTEMBER | 237 | 170 | 152 | 144 | 17 | 12 | 6 | 738 |
| OCTOBER | 200 | 163 | 112 | 118 | 4 | 11 | 2 | 610 |
| NOVEMBER | 175 | 165 | 106 | 117 | 7 | 6 | 3 | 579 |
| TOTAL | 3516 | 2790 | 2190 | 1885 | 243 | 105 | 107 | 10836 |

CODE ENFORCEMENT ACTIVITIES SUMMARY:

| MONTH | HEALTH & SANITATION | PROPERTY MAINTENANCE | PUBLIC NUISANCE | FIRE PROTECTION | TRAFFIC CODE | SANITATION | UDO/ZONING | RENTAL REGISTRATION | MISCELLANEOUS | TOTAL |
|--------------|---------------------|----------------------|-----------------|-----------------|--------------|-------------|-------------|---------------------|---------------|--------------|
| JANUARY | 129 | 40 | 38 | 19 | 20 | 172 | 90 | 575 | 362 | 1445 |
| FEBRUARY | 130 | 73 | 77 | 17 | 48 | 156 | 87 | 66 | 430 | 1084 |
| MARCH | 463 | 43 | 111 | 55 | 31 | 88 | 108 | 16 | 725 | 1640 |
| APRIL | 654 | 31 | 64 | 50 | 22 | 89 | 135 | 7 | 389 | 1441 |
| MAY | 475 | 37 | 56 | 75 | 40 | 118 | 241 | 3 | 255 | 1300 |
| JUNE | 637 | 21 | 47 | 12 | 18 | 115 | 121 | 6 | 428 | 1405 |
| JULY | 462 | 14 | 54 | 12 | 28 | 59 | 159 | 31 | 442 | 1261 |
| AUGUST | 142 | 4 | 35 | 1 | 8 | 10 | 111 | 802 | 141 | 1254 |
| SEPTEMBER | 426 | 7 | 48 | 5 | 20 | 50 | 134 | 192 | 245 | 1127 |
| OCTOBER | 151 | 6 | 19 | 3 | 32 | 72 | 109 | 99 | 90 | 581 |
| NOVEMBER | 128 | 15 | 39 | 2 | 18 | 113 | 117 | 94 | 167 | 693 |
| TOTAL | 3797 | 291 | 588 | 251 | 285 | 1042 | 1412 | 1891 | 3674 | 13231 |

REZONING SCOOP:

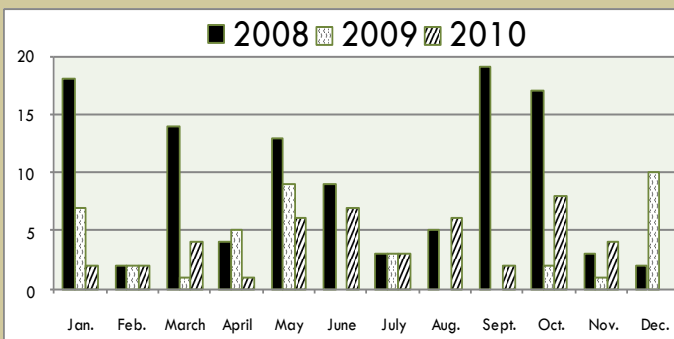
| Project Number | Location of Land | Acres | Request | P&Z Date | Status | Council Date | Status |
|----------------|----------------------------|--------|------------------------|----------|----------|--------------|----------|
| 10-500189 | 4005 State Highway 6 South | 97.932 | C1, M1, AO & R4 to PDD | 21-Oct | Approved | 22-Nov | Approved |

POPULATION: The November 2010 population estimate is 94,468

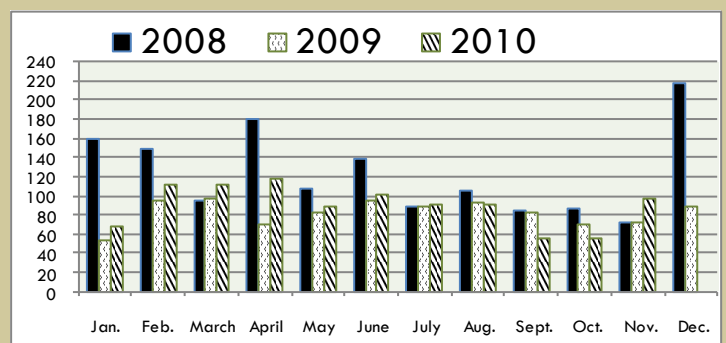
PERMITS BY TYPE
YEAR TO DATE

| Type of Permit | Permit | Unit | Amount |
|--------------------|--------|------|---------------|
| Single-Family Home | 446 | 446 | \$60,296,857 |
| Duplex | 1 | 2 | \$137,280 |
| Tri-Plex/Four-plex | 0 | 0 | \$0 |
| Apartment | 20 | 200 | \$21,025,880 |
| New Commercial | 58 | N/A | \$149,705,710 |
| Commercial Remodel | 54 | N/A | \$6,694,409 |

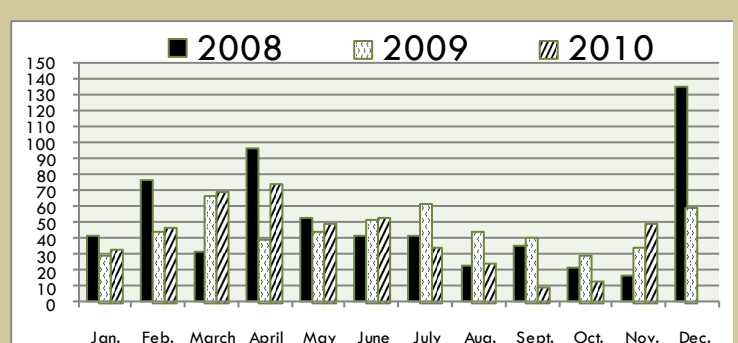
NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH



TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: I am considering a new development opportunity within the City of College Station jurisdiction. What is the best way to get a good grasp on the process and what will be involved in the development of this property?

A: The Planning and Development Services Department offers a free Pre-Application Conference (PAC) to anyone interested in developing within City limits or the Extraterritorial Jurisdiction. Staff can discuss with the developer preliminary ideas or focus in on smaller details if more information is provided to Staff prior to the meeting date. PACs typically involve a Planning and Development Services Planner and Engineer, Deputy Fire Marshal, and College Station Utilities representatives from Water/Waste Water and Electric. Other attendees may include the Building Plans Examiner, Atmos Energy, Capital Improvements Program Staff, and Bryan Texas Utilities depending on the project type and location. It's a good idea to request the attendance of a specific department if you have a certain topic of discussion in mind. During this meeting, each department representative will be able to explain what ordinances will apply to the specified property and what the process will include. Many investors choose to have a PAC with City Staff prior to purchasing the proposed property to ensure their development is appropriate according to City regulations. This is the perfect opportunity to ask Staff the really tough questions that are best to discuss sooner rather than later. Remember also that you are always welcome to contact the Planner on Call, at the number provided above, if you are not sure if you need a PAC.

